# MAISONS & CHATEAUX

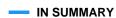


## In Bouriane, village house with pool and views

Habitable: 115 m<sup>2</sup>

**公** Usable: 129 m<sup>2</sup> O Land: 2 601 m<sup>2</sup> 264 000 €

Country house for sale Lot. At the exit of a village, contemporary house on 2 levels of 115m2 living space with fitted and equipped kitchen, large cellar, living room of 46m², bathroom with whirlpool bathtub and 3 bedrooms. Swimming pool and large garage of 129m² on a land of 2600m<sup>2</sup>.



Rooms: 5 Bedrooms: 3 Bathrooms: 1 Swimming pool: yes Garage place : 1 Parking space : nc Outbuildings: yes

Wood and Fuel

Adsl

Advantages: Beautiful views | Close to shops

# SERVICES

1st Shops : Nearby

All shops: 23 mn

H Health: 23 mn

Elementary: 23 mn

Middle School: 23 mn

High school: 23 mn

23 mn

√∰ 44 mn

-\_\_\_\_ 23 mn

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## **ENERGY INFORMATION**

Consommation conventionnelle 172,00 kWhep/m².an

Estimation des émissions 30,00 kg éqCO2/m².an































#### DESCRIPTION

Entrance kitchen north 12m<sup>2</sup>.

Cellar 6,54m<sup>2</sup>.

Living room, dining room 46,16m<sup>2</sup>.

1 WC

Landing 6,10m<sup>2</sup>.

Bedroom 1 12,77m<sup>2</sup>.

Bedroom 2 12,46m<sup>2</sup>.

Bathroom 12,63m<sup>2</sup>.

First floor

Bedroom 3 11,45m<sup>2</sup>.

Access to the garage 116m² by inside staircase
Oil-fired central heating tank 2500L
Viessmann boiler and wood heating insert Double glazing
Rain water recuperation
Swimming pool 5/10

